



**Planning Commission  
Minutes of the May 17, 2018 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Wesson at 5:30 p.m.

**ATTENDEES**

**PLANNING COMMISSION MEMBERS**

Troy Wesson, CAPZO, Planning Commission Chair	Present
John Seifert, CAPZO, City Council Member	Absent
Cynthia McCollum, CAPZO	Present
Steve Ryder, CAPZO	Present
Cameron Grounds, CAPZO	Present
Stephen Brooks, CAPZO	Present
Lewie L. Bates, CAPZO	Present
Michael Potter, CAPZO	Present
Tim Cowles, CAPZO	Present

**PLANNING STAFF PRESENT**

Kevin Bernard, Associate Planner; Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Development Services; Megan Zingarelli, City Attorney.

**REGISTERED PUBLIC ATTENDEES**

Charles King, May Hudson, Joe Ernst, Amy Garrigan, Jackie Whitaker, Paula Turner, Rick Nelson, D. Peebles, Maureen Trainor, Michael Trainor, John Somsal, James Stork, Gary Ellis, Gregory Williams, Peggie McPeter, Mark Bland, Susan Pierce, Dianne Bond, Robert Bond, Donnie Spencer, Mark Kather, Brian Freeman, Beth Hardy, Robert Domitrovitch, Margo Domitrovitch, Matt Hutson, Kerry Hutson, Jeff North, Tim Rich, Danne Monroe, Frank Dozhier, Lee Connor, Erin Catoire, Tammy Ernst.

**ACCEPTANCE OF THE AGENDA**

The agenda was accepted as presented.

**APPROVAL OF THE MINUTES**

Mr. Potter moved to approve the minutes of the April 19, 2018 regular meeting. Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Abstain
Steven Ryder	Abstain
Cameron Grounds	Aye
Stephen Brooks	Abstain

Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

### **Motion Carried**

### **PUBLIC COMMENTS**

Mr. Donnie Spencer stated that the Planning Commission's recent decisions to deny approval of recent residential subdivision requests is a failure to act in the interest of the City, and is stifling economic development. Mr. Spencer stated that the Planning Commission should uphold the State laws, which supersede the local ordinances regarding zoning and function like the independent entity that it is, without influence from other boards or committees. He added that it is not the Commission's job to solve the school problem.

Ms. Susan Pierce stated that she did not want a multipurpose venue nor a sewer lift station in her backyard. Ms. Pierce suggested that the cost for the proposed development was too high and that the City should located these facilities somewhere else.

Mr. John Somsal asked the distance of the proposed sewer lift station from the Mountain Brook subdivision and if there were any environmental impact studies performed by the Army Corps of Engineers on its location. Mr. Somsal stated he was concerned that an electrical failure would result in sewage affecting the residents closest to the sewer lift station.

Mr. Jeff North asked about expected odor and noise pollution impacts from the sewer lift station as well as the maintenance requirements and frequency. Mr. North also asked about the configuration and functionality of the parking lot at the multipurpose venue.

Ms. Dianne Bond asked why the sewer lift station was not located across the street from the residents, and if any rock blasting would be required during construction.

Gary Ellis stated that he was unhappy that his home would be less than 100 feet from the proposed sewer lift station and suggested they find an alternative location.

### **PUBLIC HEARINGS**

#### **Annexations & Zoning Map Amendments**

1. **Annexation (ANN 2018-004)/Zoning Map Amendment (ZMA 2018-009)** to annex 30086 Hardiman Road and zone the property to R3A (Single Family Detached Residential District) upon annexation.  
**Location:** 30086 Hardiman Road (North of Basden Avenue, East of Hardiman)  
**Applicant:** Kendra King  
**Property Owner:** Charles & Kendra King

**Applicant Comments**

Mr. Charles King stated that he currently resides at that property with his family and supports the community.

**Staff Report**

Mr. Johnny Blizzard stated that this property is the ninth lot in the Home Place subdivision, Phase 3 to be annexed into the City of Madison if approved, and only "Phase 3" was developed in unincorporated Limestone County. Mr. Blizzard also stated that R3A is recommended because it has a 25 foot minimum building line making the dwelling and property compliant with the Zoning Ordinance and compatible with the surrounding area. Mr. Blizzard stated that staff recommends approval and the request be forwarded to the City Council for adoption.

**Public Comments**

None.

**Commission Comments**

None.

**Motion A:**

Mr. Bates motioned to approve the annexation of 30086 Hardiman Road (ANN 2018-004) and forward to the City Council for adoption. Mr. Cowles seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Abstain
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

**Motion Carried****Motion B:**

Mr. Bates motioned to approve the zoning map amendment for 30086 Hardiman Road (ZMA 2018-009) and forward to the City Council for adoption. Mr. Cowles seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Abstain
Lewie Bates	Aye

Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

**Motion Carried**

2. **Annexation (ANN 2018-003)/Zoning Map Amendment (ZMA 2018-008)** to annex 9780 Segers Road and zone the property R1A (Low Density Residential District) upon annexation.  
**Location:** 9780 Segers Road (South of Maecille Drive, East of Segers Road)  
**Applicant:** Shawn P. Gresham  
**Property Owner:** Shawn P. Gresham

**Applicant Comments**

Mr. Shawn Gresham stated that he owns the property, and it will be used as a residence for his oldest daughter.

**Staff Report**

Mr. Johnny Blizzard stated that this property is a low density lot that meets the criteria for annexation. Mr. Blizzard also stated that the property is occupied by a single-family dwelling and is compliant with all setbacks and lot coverage for the R1A District. Mr. Blizzard stated that staff recommends approval and the request be forwarded to the City Council for adoption.

**Public Comments**

None.

**Commission Comments**

None.

**Motion A:**

Mr. Ryder motioned to approve the annexation of 9780 Segers Road (ANN 2018-003) and forward to the City Council for adoption. Mrs. McCollum seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Nay
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

**Motion Carried**

**Motion B:**

Mr. Ryder motioned to approve the zoning map amendment for 9780 Segers Road (ANN 2018-003 and forward to the City Council for adoption. Mrs. McCollum seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Nay
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

3. **Annexation (ANN 2018-002) Zoning Map Amendment (ZMA 2018-007)** to annex 6.94 acres and zone the property R1 (Low Density Residential District) and AG (Agriculture District) upon annexation.

**Location:** North of Larking Drive, West of Burgreen Road

**Applicant:** Christian P. and Beverly C. Baker

**Property Owner:** Christian P. and Beverly C. Baker

**Applicant Comments**

None.

**Staff Report**

Mr. Johnny Blizzard stated that the subject area consists of a smaller tract of 2.44 acres occupied by one single-family dwelling and a wooded tract of 4.50 acres. Mr. Blizzard also stated that both tracts are completely surrounded by the city limits of Madison with street access only from Larkin Drive, located in Rolling Meadows Subdivision. Mr. Blizzard reported that the applicant has indicated the property is to remain in the family and no development other than possibly another dwelling on the larger property is anticipated. Mr. Blizzard stated that staff recommends R1 for Tract 2 and AG for Tract 1, which has a minimum lot size of three acres for approval, and the request be forwarded to the City Council for adoption.

**Public Comments**

Mr. Donnie Spencer stated that he is pro annexation, however, he stated that the Planning Commission should be consistent with its application of regulations.

Mr. Richard Nelson stated that he owns three acres directly east of the property proposed for annexation and asked what type of development the AG designation allowed. Mr. Nelson stated concerns about lack of adequate road access to the property.

**Commission Comments**

Mr. Potter asked Mr. Blizzard how many residences are allowed on a parcel zoned AG. Mr. Blizzard stated that only one single-family residence is allowed on the subject property.

Mr. Brooks stated that he has not supported annexation requests to this point because of an undefined basis of operation as it relates to formal policy guidance from the City Council on how the Planning Commission should proceed with residential annexations and development projects.

Mr. Wesson stated that City Council Member Seifert is helping to organize a meeting to discuss and determine policy guidance for the Planning Commission.

Mr. Blizzard explained the allowed uses in the AG zone. Mrs. Broeren stated that there have been discussions at City Council work sessions about small lots, but a more comprehensive recommendation from staff on the issue will be provided within approximately three months.

Mr. Potter stated that as the co-chairperson for the Growth Committee on schools, the recommendation has been to slow the rate of growth to help manage infrastructural needs of the school system.

**Motion A:**

Mrs. McCollum motioned to approve the annexation of Baker Properties (ANN 2018-002) and forward to the City Council for adoption. Mr. Cowles seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Nay
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

**Motion Carried**

**Motion B:**

Mrs. McCollum motioned to approve the zoning map amendment for Baker Properties (ZMA 2018-007) and forward to the City Council for adoption. Mr. Cowles seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Nay
Lewie Bates	Aye

Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

**Motion Carried**

4. **Zoning Text Amendment (ZTA 2018-001)** to amend TND (Traditional Neighborhood Development District), Section 4-12 of the Zoning Ordinance  
**Applicant:** City of Madison

**Applicant Comments**

None.

**Staff Report**

Mr. Johnny Blizzard stated this is a request initiated after Planning staff was contacted by the developers of the Village at Oakland Springs and Town Madison who identified several changes they thought were needed based on their experience. Mr. Blizzard stated that the recommended changes represent a collaborative effort to update the ordinance based on their input and staff's analysis. Changes includes:

- Remove duplicative processing language contained elsewhere in the Zoning Ordinance
- Modify the Final Concept Plan procedure so that is no longer part of the zoning action
- Clarify Neighborhood Center location requirements
- Achieve internal consistency regarding multi-family units and clarify their location
- Add lot width standards for attached single family units
- Add standards for front porches and steps
- Update parking requirements to address multi-family, on-street spaces and bike parking
- Modify requirements for screening of mechanical equipment
- Add standards for a one-way street
- Add standards for parking lot landscaping

Mr. Blizzard stated that staff recommends approval and the request be forwarded to the City Council for adoption.

**Public Comments**

None.

**Commission Comments**

None.

**Motion:**

Mr. Brooks motioned to approve the zoning map amend Section 4-12 Traditional Neighborhood District of the Zoning Ordinance (ZTA 2018-001) and forward to the City Council for adoption. Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

**Subdivisions**

**5. Cedar Cove, Phase 1B (CP 2018-006)**

**Certified Plat for 2 lots on 0.77 acres**

**Location:** 110 Cedar Farms (Lot 24) and 112 Cedar Farms (Lot 23), South of Cedar Farms, East of Segers Road

**Applicant:/Property Owner:** Diltina Development Corporation

**Applicant Comments**

Mr. Donnie Spencer stated that the re-subdivision of the two lots is to correct the 3.6 inches home construction intrusion into the minimum building side setback.

**Staff Report**

Mr. Johnny Blizzard stated that the common property line will be moved west approximately 3.6 inches so that the dwelling on Lot 23 will meet side yard setback requirements. Mr. Blizzard stated that staff recommends approval without contingencies.

**Public Comments**

None.

**Commission Comments**

None.

**Motion:**

Mr. Bates motioned to approve the layout amendment (LP 2018-001) without contingencies.

Mr. Cowles seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye



Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

**6. Dublin Farms, Phase 2 (CP 2018-005)**

**Certified Plat for 2 lots on 0.43 acres**

**Location:** 120 Cormorant Landing (Lot 70) and 118 Cormorant Landing (Lot 71), South of Palmer Road, West of Cormorant Landing

**Applicant/Property Owner:** Wright Homes, LLC

**Applicant Comments**

Mr. Jeff Mullins stated that the re-subdivision of the two lots is to correct the five inch home construction intrusion into the minimum building side setback.

**Staff Report**

Mr. Johnny Blizzard stated that the common property line will be moved south approximately 5.5 inches so that the dwelling on Lot 71 will meet side yard setback requirements. Mr. Blizzard stated that staff recommends approval pending contingencies.

**Public Comments**

None.

**Commission Comments**

None.

**Motion:**

Mr. Brooks motioned to approve a certified plat for Lots 70 and 71 (CP 2018-005) with contingencies.

**Planning Department**

1. Signatures:
  - 1) Dedication
  - 2) Notary

Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye

Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

**Motion Carried**

**7. Anderson Place Subdivision (PP 2018-005)**

**Final Plat for 3 lots on 3.33 acres**

**Preliminary Plat/Construction Plans for 10 Lots on 8.92 acres**

**Location:** 120 Cormorant Landing (Lot 70) and 118 Cormorant Landing (Lot 71), South of Palmer Road, West of Cormorant Landing

**Applicant:** Smart Living, LLC

**Property Owner:** Smart Living, LLC & George Walton Anderson

**Applicant Comments**

Mr. Jeff Mullins stated that this subdivision consists of 10 estate lots on Slaughter Road, and he was available to answer any questions.

Before staff's report, Chairman Wesson stated that the bamboo issue on the Anderson property would not be addressed by Planning Commission and all concerns should be directed to code enforcement and/ or the City of Madison's Legal Department.

**Staff Report**

Mr. Blizzard stated that the preliminary plat and construction plans meet all applicable rules and regulations. The preliminary plat is consistent with the sketch plat approved with the Layout Plan. Mr. Blizzard stated that a 46 feet right-of-way and not the typical 50 feet was approved for this subdivision, but it is consistent with a number of local streets in residential subdivisions, and is generally approved with the condition of five foot sidewalks and street trees. Mr. Blizzard stated that staff recommends approval and reviewed the contingencies.

**Public Comments**

Mr. Donnie Spencer stated that there are inconsistencies regarding the subdivision approval process.

**Commission Comments**

Mr. Brooks asked for history and context on this subdivision. Mr. Blizzard stated that the property was already zoned R-1B and is now being platted.

Mr. Ryder asked if the decision for a variance for the 46 feet right of way included a five feet sidewalk and street trees requirement. Mr. Blizzard stated that both requirements are a part of the variance consideration.

Chairman Wesson, on behalf of the public, asked if this subdivision was included in the school study. Mr. Potter stated that the study included projects that were already zoned residential and in the development process. Mr. Potter also read an excerpt from Alabama Law (Section 11-52-6, sub-paragraph E) that outlined part of the duties of the Planning Commission, which is to consult with public officials, agencies, utilities, companies, civic and educational organizations in fulfilling its role in securing the public's interest.

**Motion 1:**

Mr. Brooks motioned to approve the variance to Section 5-4-1 of the Subdivision Regulations. Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Scifert	----
Tim Cowles	Aye

**Motion Carried**

**Motion 2:**

Mr. Brooks motioned to approve the Anderson Place preliminary plat/construction plans (PP2018-005) with contingencies.

**Planning Department**

1. Variance must be approved for 46 ft. street right-of-way.
2. Interior sidewalks must be five feet
3. Provide design speed and sight distance table.
4. Provide an intersection sight distance certification

**Engineering Department**

1. Show MFFE on lots on plat.
2. ADEM permit required for approval.
3. Provide Drainage Summary of Tract being developed.

Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye

Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

### **Motion Carried**

## **8. Cedar Springs Station, Phase VII (CP 2018-007)**

### **Certified Plat for 2 lots on 12.91 acres**

**Location:** South of Mill Road, East of County Line Road

**Applicant:** Arnold Consulting

**Property Owner:** Charles D. Whitworth

### **Applicant Comments**

Mr. Tim Rich stated that he represents Crossroads IGA. Mr. Rich also stated that his company is working with the Army Corps of Engineers on navigating a natural spring on the property and changes to the plans are due to what has been recommended by them.

### **Staff Report**

Mr. Blizzard stated that this certified plat is to modify the common property line between Lots 1 and 2 previously approved by the Planning Commission on May 18, 2017. Mr. Blizzard stated that the change was approximately four feet and a 0.02 difference in the total acreage of each lot. Mr. Blizzard noted the reason for the changes is directly related to the U.S. Army Corps of Engineers required modifications to the site plan for Crossroads IGA, which was also approved in May 2017. Mr. Blizzard also stated that the changes included the building being shifted northward, which made it impossible to install the required five foot perimeter landscaping along the northern property line. Mr. Blizzard stated that staff recommends approval.

### **Public Comments**

Ms. Maureen Trainor stated that she is concerned with ingress and egress of vehicles at Mill Road. Ms. Trainor also asked the distance of the proposed vinyl fence to the Cypress trees between the community and proposed development, as well as the party responsible for the fence maintenance.

Mr. Robert Domitrovitch asked if there was an Alabama Department of Transportation study performed for the ingress and egress to and from Mill Road. Mr. Domitrovitch stated that he was concerned that part of his property is being used by the Cedar Springs development. Mr. Domitrovitch also stated that the new development would add to the community's existing rodent issues and inquired about notification of the proposed request.

Mr. Joe Ernst asked if IGA's use of Lot 1 eliminates the opportunity to use it for commercial purposes and how it impacts traffic to and from Mill Road. Mr. Ernst stated that he was concerned about the areas where the creek would be covered and preferred the stream to be

covered closer to the boundary, to reduce the rodent problem. Mr. Ernst asked if another gas station was actually needed on County Line Road.

Mr. Greg Williams stated that he is the president of the Cedar Springs subdivision homeowner's association and that he agreed with the previous comments from other residents. Mr. Williams also stated that he is concerned about the protection of the mature trees that separate the commercial lots and the subdivision.

Peggie McPeters stated that she is a resident who is unaware of the nature of the proposed development.

### **Commission Comments**

Chairman Wesson responded to the questions, comments and concerns produced in the public comment period for this item. Mr. Wesson stated that a business owner has the right to the type of business they choose so long as they meet all the requirements of the specific district.

Mr. Wesson and Mr. Blizzard stated that the proposed landscape plans for the development indicate the mature trees (Leyland Trees) will remain and the fence will be placed accordingly and is the responsibility of the property owner. Mr. Tim Rich stated that IGA intends to maintain everything on their property including the trees and fence.

Mr. Rich also stated that the proposed traffic signal at Hardiman and County Line Road will help with traffic concerns at Mill Road. Mr. Rich stated that pest control will be an issue IGA will take seriously.

Mr. Gary Chynoweth, Madison's City Engineer, stated that other ingress and egress west or south onto County Line Road will reduce the amount of traffic onto Mill Road from the site. Mr. Chynoweth also stated that although no traffic studies were performed, a major street update was done to project traffic loads.

### **Motion 1:**

Mr. Ryder motioned to approve the certified plat for Cedar Springs, Phase VII (CP2018-007). Mrs. McCollum seconded the motion.

### **Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	----
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

### **Motion Carried**

**Motion 2:**

Mr. Brooks motioned to approve the Crossroads IGA site plan (SP2018- 015) with contingencies.

**Planning Department**

1. Wall pack lighting fixture must be fully shielded

**Engineering Department**

1. Submit Certified Plat and Site Plan that match (property lines, easements, etc.).
2. Provide post-construction erosion control plan or instructions.
3. ADA signage cannot be within sidewalk or parking stall.

Mr. Cowles seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	----
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

**(Public Hearing Closed)**

**Location, Character & Extent**

**9. Madison Multipurpose Venue – Location Character & Extent (LCE 2018-002)**

**Site Plan for a facility to accommodate AA Minor League baseball games on 10.92 acres**

**Location:** 500 Town Madison Boulevard (South of Madison Boulevard/ Interstate 565, West of Zierdt Road)

**Applicant/Property Owner:** City of Madison, Alabama

**Staff Report**

Mr. Blizzard stated that this is a site plan for a new multi-purpose venue that is part of the larger development of Town Madison, a 500 plus acre planned urban community anticipated to include regional shopping, dining, entertainment and offices surrounded by a variety of residential housing types. Mr. Blizzard also stated that the proposed multi-purpose venue will be a vital component in establishing Town Madison as one of the region's key destination points while fulfilling the vision for those properties south of Interstate 565.

Mr. Blizzard stated that the facility is designed to the standards recommended or required by Major League Baseball (MLB) generally associated with AA Minor League Baseball (MLB), including batting cages, dugouts, bullpens, home and visiting team clubhouse, administrative offices for home baseball team operations, maintenance facilities, lighting, press/media rooms and commissary/ concession areas. A total of approximately 82,328 square feet of enclosed buildings is proposed. Mr. Blizzard also noted that the facility would house the following:

- Playing field that meets MLB AA requirements, and can also accommodate high school football and soccer games
- 7,000 people capacity for athletic events (6,500 seats and 500 standing room only); capacity for concerts is higher if field is used for concertgoers.
- Enclosed club room for community functions (accommodating up to 400 people for a dinner or up to 650 people for a conference-type presentation) and 16 breakout rooms, both of which will be used during athletic events
- Team store
- Kid's zone play area
- Walkway/concourse around and through venue
- Required utilities and infrastructure
- Parking for 2,033 vehicles
- additional parking bays provided for bus parking
- Landscaping provided throughout parking area and venue site

Mr. Blizzard stated that staff recommends approval and reviewed the contingencies.

### **Commission Comments**

Questions from the Public Comments section of the meeting were presented through the Chairman of the Planning Commission. Chairman Wesson asked staff to respond to the public comment regarding the chosen location of the Baseball Park/ Multi-purpose venue as opposed to a location west of the proposed site. Mrs. Broeren stated that the venue's location was chosen because of its accessibility to and from I-565 via the proposed access ramps; the proximity to the proposed Town Madison retail shopping; greater distance from existing residential in the proposed location by 100-200 feet; and ability to cost effectively lower the field, which helps with noise attenuation, at the proposed location due to the existing topography whereas on the west side of the hill the flat topography would result in increased construction costs.

Chairman Wesson and Mrs. McCollum also asked staff to respond to a logistical layout of the parking area as well as the safety and traffic circulation. Mrs. Broeren stated there are multiple access points to the venue to allow for a steady flow to and from the venue. Mrs. Broeren also stated that parking fees would be collected but amount and the method of collection is yet to be determined.

Chairman Wesson asked if additional parking would be provided within the retail areas on the east side of the multi-purpose venue. Mrs. Broeren stated that the proposed retail area would have parking available, but no specific plans have yet been finalized.

Mr. Brooks asked what dictated the quantity of parking at the multi-purpose venue. Mr. Broeren stated that it was based on the ratio recommend by Major League Baseball.

**Motion:**

Mr. Ryder motioned to approve the Location, Character and Extent (LCE 2018-001) for the Madison Multi-Purpose Venue with contingencies.

**Planning Department**

1. Note street address
2. Show distance of the proposed stadium to two closest intersecting property lines.  
For the proposed of this comment, it should be to the property line in which the City of Madison will be purchasing
3. Landscape plan must include calculations that demonstrate compliance with Section 4-16-7 (11) (b).

**Engineering Department**

1. Show sanitary/storm sewer crossings in plan and profile.
2. Provide ADEM permit.
3. Locate ADA parking identification signs behind the curb
4. Provide ADA accessible aisle in location of handicapped parking

Mr. Brooks-seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	-----
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

**Motion Carried**

**10. Madison Utilities Lift Station (LCE 2018-003)**

**Site Plan for a Sewer Lift Station on 0.27 acres**

**Location:** South of Town Madison Boulevard, West of Zierdt Road

**Applicant:** Madison Utilities

**Property Owner:** Old Town Madison, LLC.

**Applicant Comments**

Mr. Mark Bland stated he is the Wastewater Manager at Madison Utilities and available to answer questions about the Lift Station.



### **Staff Report**

Mr. Blizzard stated that this is a request for location, character & extent approval for a new Sewer Lift Station on 0.27 acres. Mr. Blizzard stated that the new lift station will be located south of Town Madison Boulevard abutting the Mountain Brook Subdivision. Mr. Blizzard also stated that the new facility will serve the Town Madison development and a portion of Mountain Brook subdivision. Mr. Blizzard stated that Mr. Bland would answer any further questions and indicated that staff recommends approval.

### **Commission Comments**

Questions from the Public Comments section of the meeting were presented through the Chairman of the Planning Commission. Chairman Wesson asked how the location for the Lift Station was chosen. Mr. Bland stated that Madison Utilities evaluated three locations and the site was chosen based on the natural low elevation and proximity to the Zierdt Road lift station, as well as the maximum depth required (25 feet) to effectively operate the Engine Driven Backup- Pump (EDP) when there is a power outage.

Chairman Wesson asked about the level of noise pollution generated by the lift station. Mr. Bland stated that the EDP will be in a sound attenuation enclosure and will produce 70 decibels at 40 feet. He indicated some vibration might be heard; however, the EDP would only be used in the event of a natural disaster and for once a week testing. Mr. Bland also stated that the pumps would not be heard because they will be underground and in water. Mr. Bland stated that he has not received any noise complaints from residents near similar lift stations installed in the City.

Mr. Brooks asked if any odor complaints were received at similarly designed and operated lift stations. Mr. Bland stated that the odor will be minimal and an added measure, an air bubbler system, will be implemented to maintain odor control. Mr. Bland also stated that the wind direction from west to east will help reduce odor levels. Mr. Brooks asked if there were any odor complaints from the Zierdt Road Lift Station that serves the Mountain Brook Subdivision. Mr. Bland stated that he did not receive any complaints.

Chairman Wesson asked about filters and the frequency of routine maintenance of the lift station. Mr. Bland stated that the pumps are designed to "chew" small materials and would not require screening. Mr. Bland also stated that routine onsite checks may occur once or twice per week, or whenever the system remotely notifies someone there is a problem.

Mrs. McCollum asked the age, design, and condition of the Zierdt Road Lift Station. Mr. Bland stated that the lift station was built in the early 1990s and he had never received a complaint during the seven years in his position at Madison Utilities. Mr. Bland also noted that the existing lift station is an above ground system and generates more noise than the newer, modernized, proposed lift station.

Mr. Wesson asked if any blasting is required for the construction of the proposed lift station. Mr. Bland stated that core samples were extracted up to 30 feet and no rock was found, therefore, blasting would not be necessary. Additionally, Mr. Bland stated that an Environmental Impact Study was not conducted because of the distance of the proposed site away from any environmentally sensitive areas regulated by the Army Corps of Engineers. Finally, Mr. Bland stated that the new service area will encompass all Town Madison development east of the hill/

ridge as well as the customers from the Zierdt Road lift Station in the Mountain Brook Subdivision.

**Motion:**

Mr. Brooks motioned to approve the location, character & extent (LCE 2018-003) for the Madison Utilities Lift Station. Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Lewie Bates	-----
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

**Motion Carried**

**New Business**

None.

**ADJOURNMENT**

Mr. Wesson adjourned the meeting at 7:22 p.m.

**Minutes Approved**

  
\_\_\_\_\_  
Troy Wesson, Chairman

**ATTEST:**

  
\_\_\_\_\_  
Johnny Blizzard, Senior Planner and Recording Secretary